

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 5

Property ID: R22178

Property Information

property address: 507 N TEXAS AVE
legal description: CITY OF BRYAN, BLOCK 44, LOT 6.7, STORE #20468
owner name/address: FRIS CHKN LLC
ATTN: KEVIN TREACY, CFO
% DRAWBRIDGE SPECIAL OPPORTUNITIES FUND
NEW YORK, NY 10020
full business name: Church's Chicken
land use category: Comm-Retail type of business: restaurant
current zoning: C3 occupancy status: occ
lot area (square feet): 11500 frontage along Texas Avenue (feet): 115
lot depth (feet): 100 sq. footage of building: 1400
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 1 building height (feet): 15 # of stories: 1
type of buildings (specify): Concrete
building/site condition: 3
buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) fr=48/side=21/prog side=39/rear=12
approximate construction date: 1972 accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use
of signs: 1 type/material of sign: plastic
overall condition (specify): good
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 14
lot type: ☒ asphalt ☐ concrete ☐ other _____
space sizes: _____ sufficient off-street parking for existing land use: ☒ yes ☐ no
overall condition: fair
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 1 curb types: ☐ standard curbs ☒ curb ramps curb cut closure(s) suggested? ☒ yes ☐ no
if yes, which ones: partial closure

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☒ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? N/A ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☒ yes ☐ no

Other Comments:

